

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Laurelhurst Windermere / Area 10

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 223

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$307,600	\$323,100	\$630,700	\$678,600	92.9%	11.95%
2004 Value	\$327,400	\$344,900	\$672,300	\$678,600	99.1%	11.61%
Change	+\$19,800	+\$21,800	+\$41,600		+6.2%	-0.34%
% Change	+6.4%	+6.7%	+6.6%		+6.7%	-2.85%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -2.85% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$380,000	\$435,900	\$815,900
2004 Value	\$404,600	\$463,100	\$867,700
Percent Change	+6.5%	+6.2%	+6.3%

Number of one to three unit residences in the Population: 2313

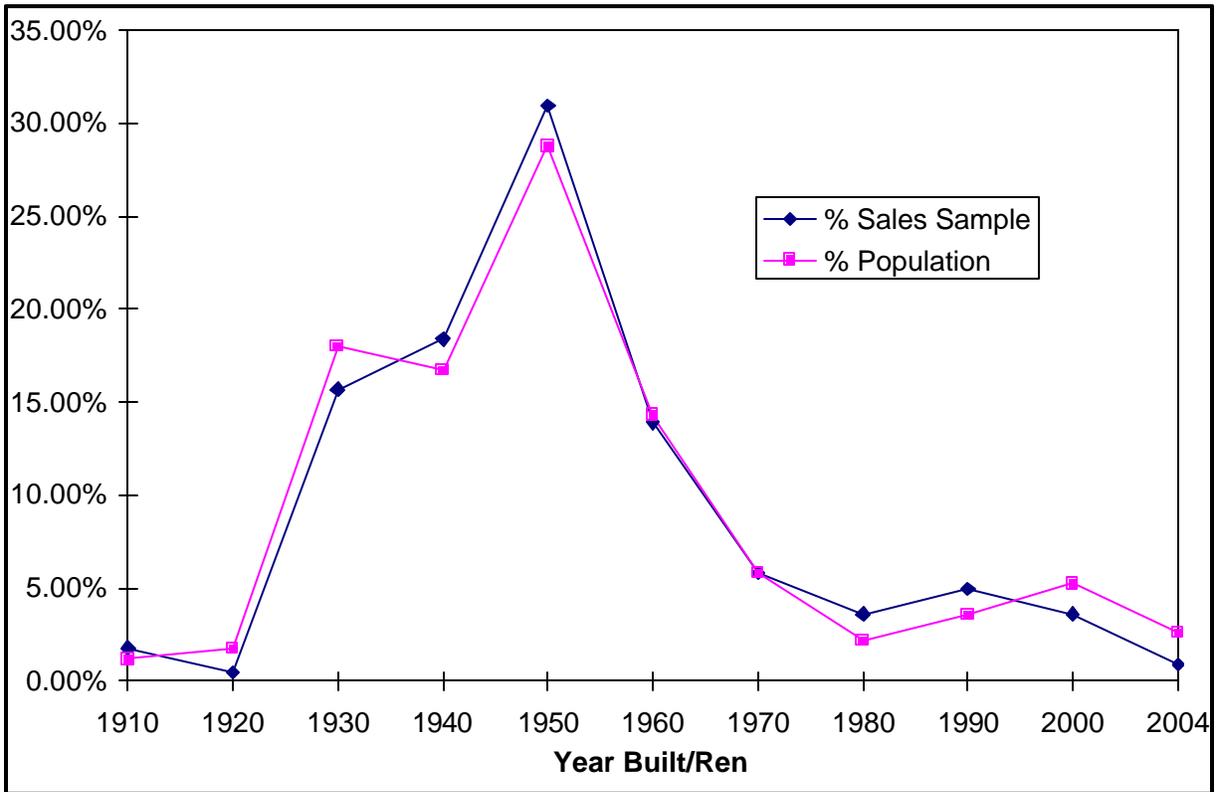
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Sub area 5 or having a fair Lake Washington view were assessed at a higher assessment ratio (Assessed Value / Sales Price) than other properties in the area and were adjusted upward less than other parcels. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	1.79%
1920	1	0.45%
1930	35	15.70%
1940	41	18.39%
1950	69	30.94%
1960	31	13.90%
1970	13	5.83%
1980	8	3.59%
1990	11	4.93%
2000	8	3.59%
2004	2	0.90%
	223	

Population		
Year Built/Ren	Frequency	% Population
1910	27	1.17%
1920	41	1.77%
1930	416	17.99%
1940	386	16.69%
1950	665	28.75%
1960	331	14.31%
1970	134	5.79%
1980	50	2.16%
1990	82	3.55%
2000	121	5.23%
2004	60	2.59%
	2313	

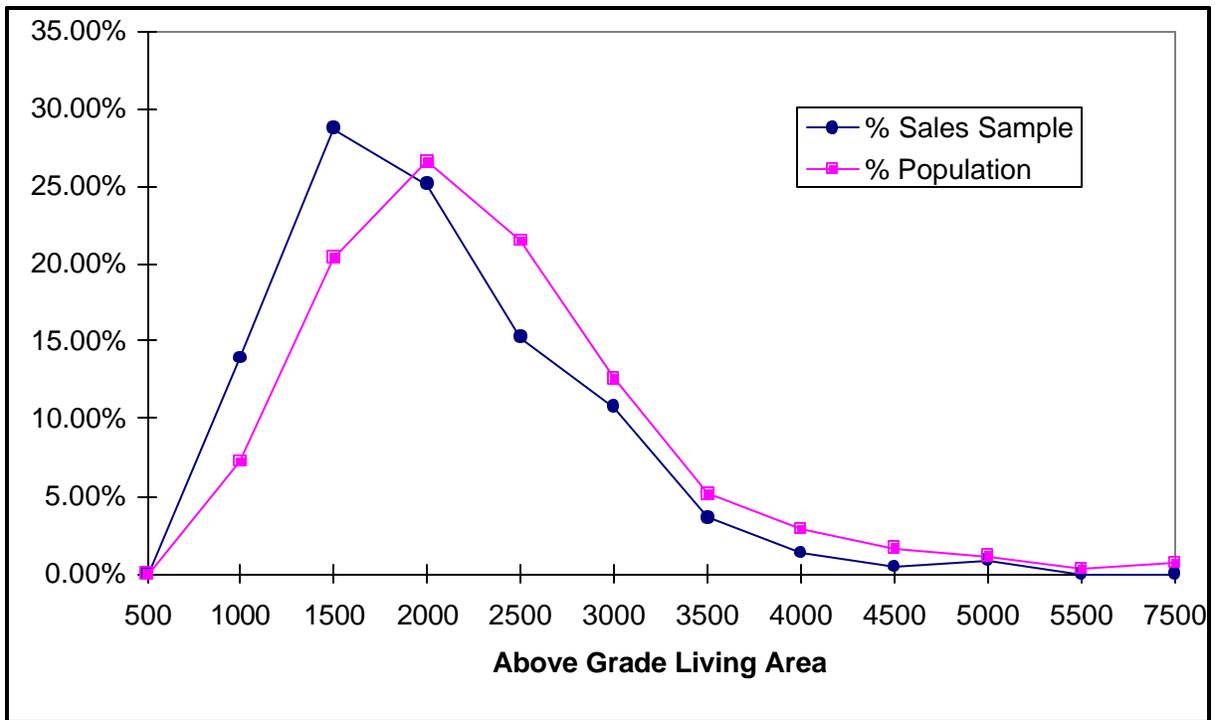


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	13.90%
1500	64	28.70%
2000	56	25.11%
2500	34	15.25%
3000	24	10.76%
3500	8	3.59%
4000	3	1.35%
4500	1	0.45%
5000	2	0.90%
5500	0	0.00%
7500	0	0.00%
	223	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	167	7.22%
1500	471	20.37%
2000	614	26.56%
2500	497	21.50%
3000	291	12.59%
3500	119	5.15%
4000	66	2.85%
4500	38	1.64%
5000	26	1.12%
5500	7	0.30%
7500	16	0.69%
	2312	

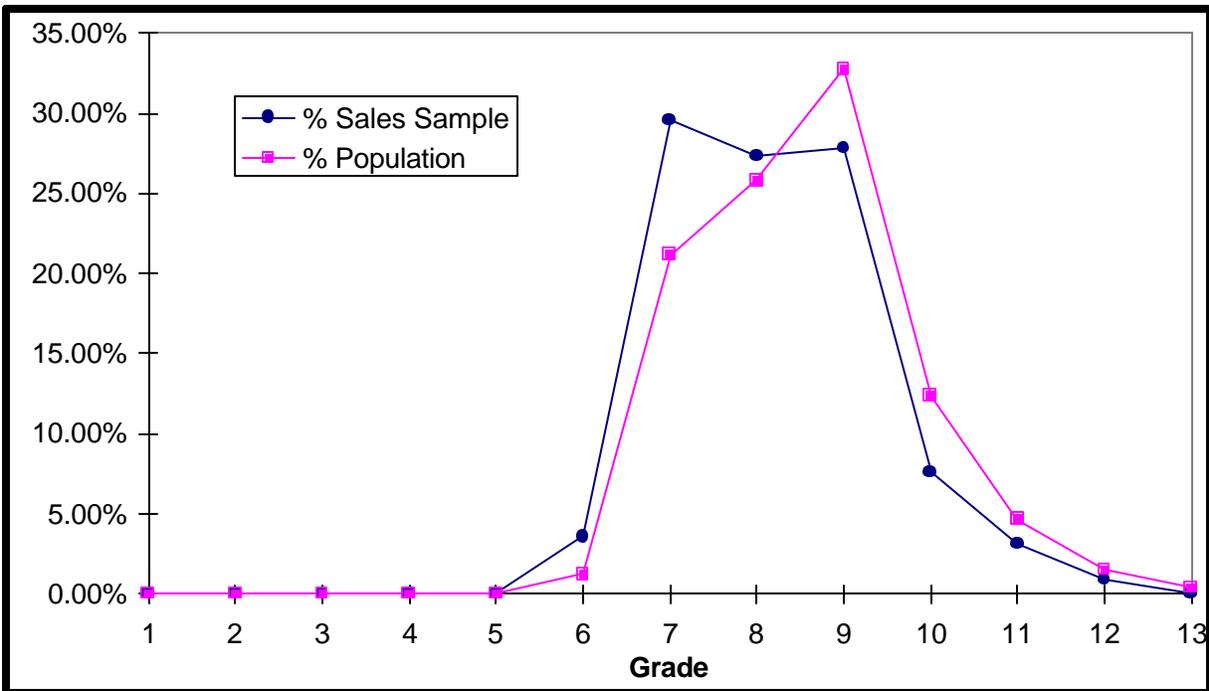


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

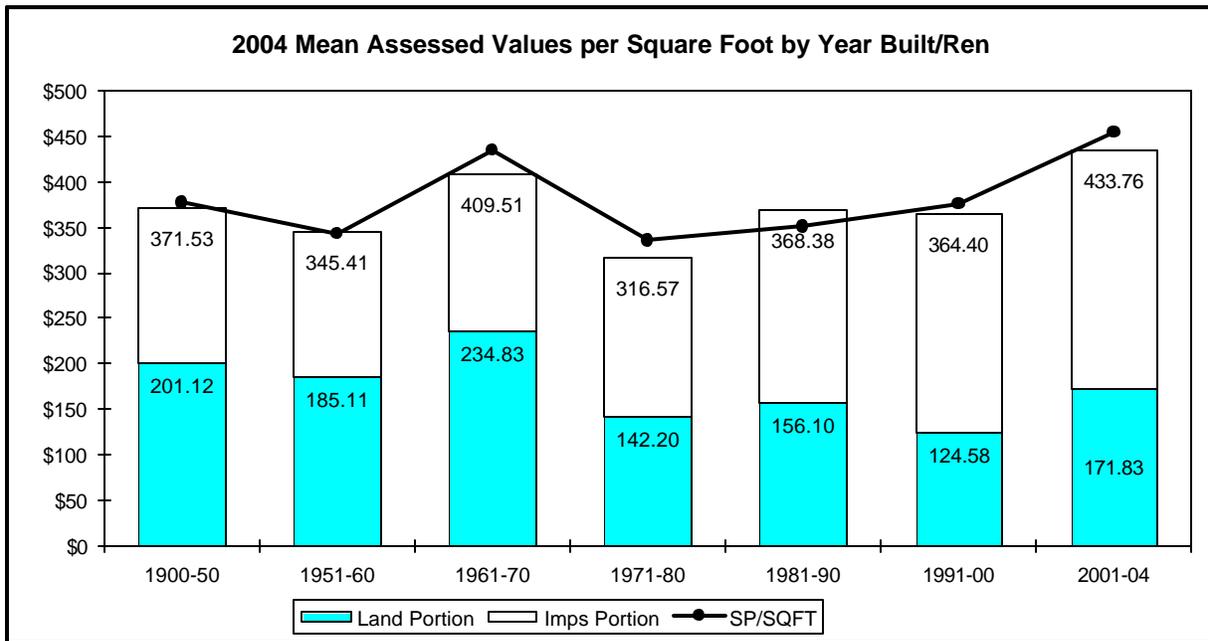
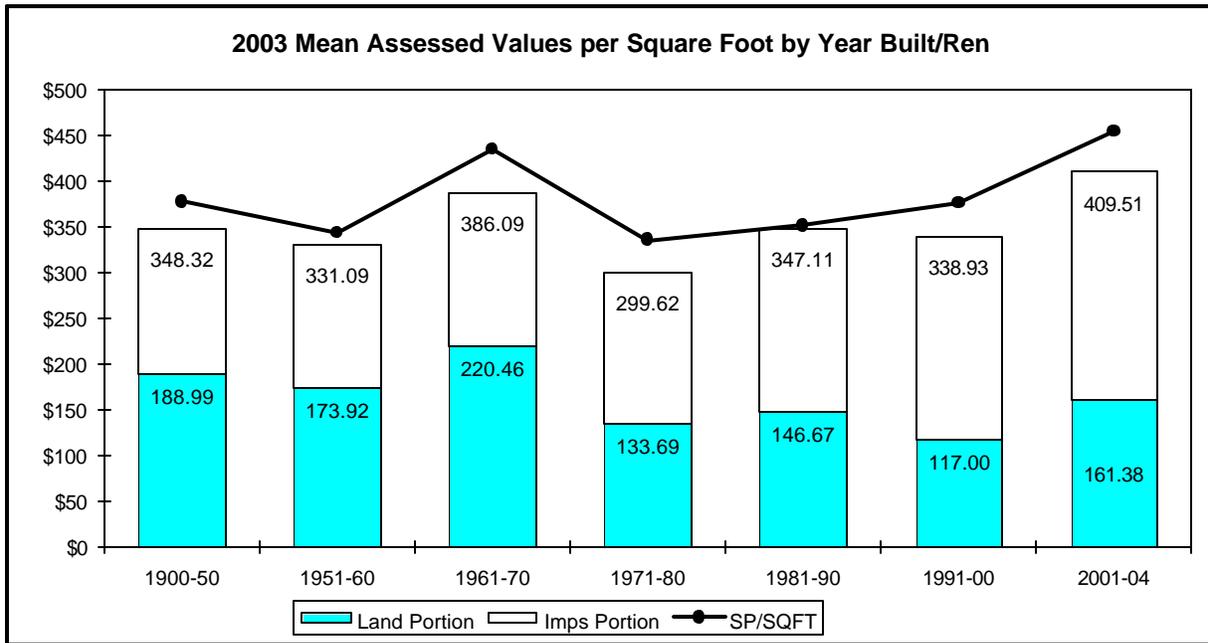
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	3.59%
7	66	29.60%
8	61	27.35%
9	62	27.80%
10	17	7.62%
11	7	3.14%
12	2	0.90%
13	0	0.00%
	223	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.04%
6	28	1.21%
7	490	21.18%
8	597	25.81%
9	758	32.77%
10	286	12.36%
11	108	4.67%
12	35	1.51%
13	10	0.43%
	2313	



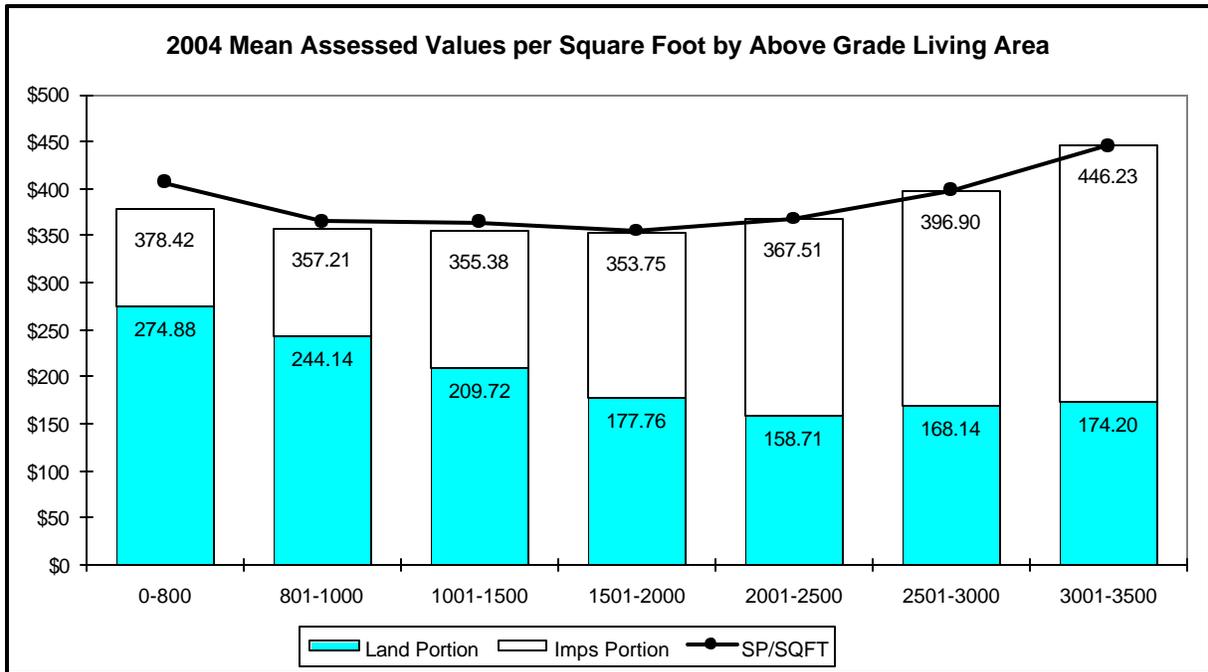
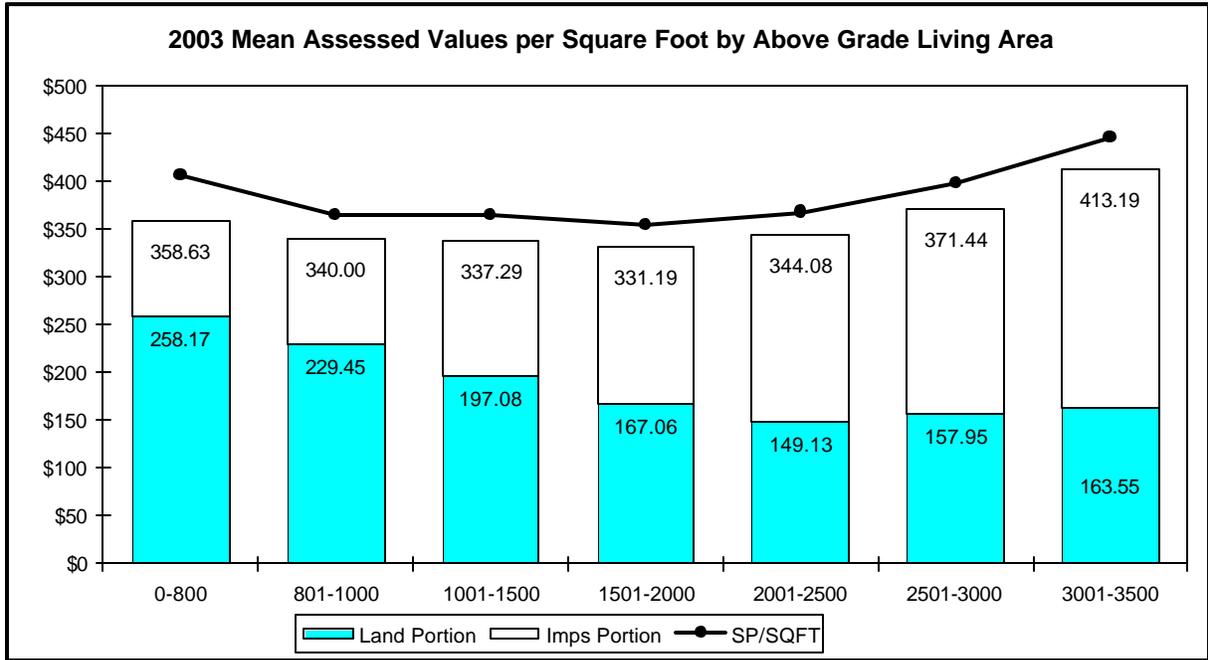
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



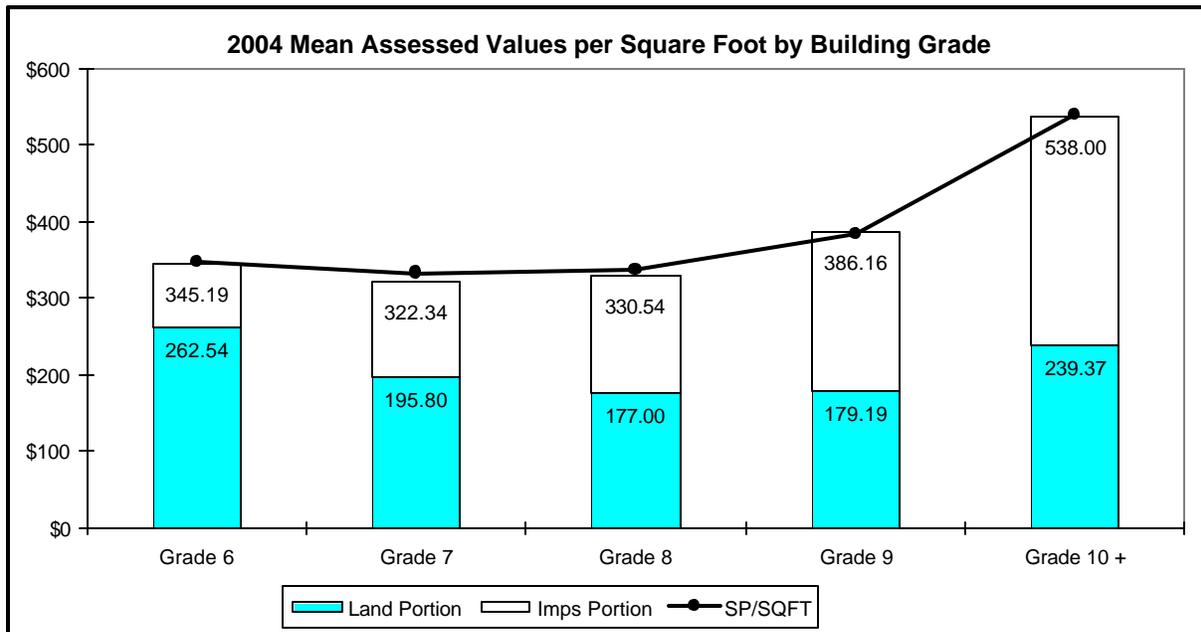
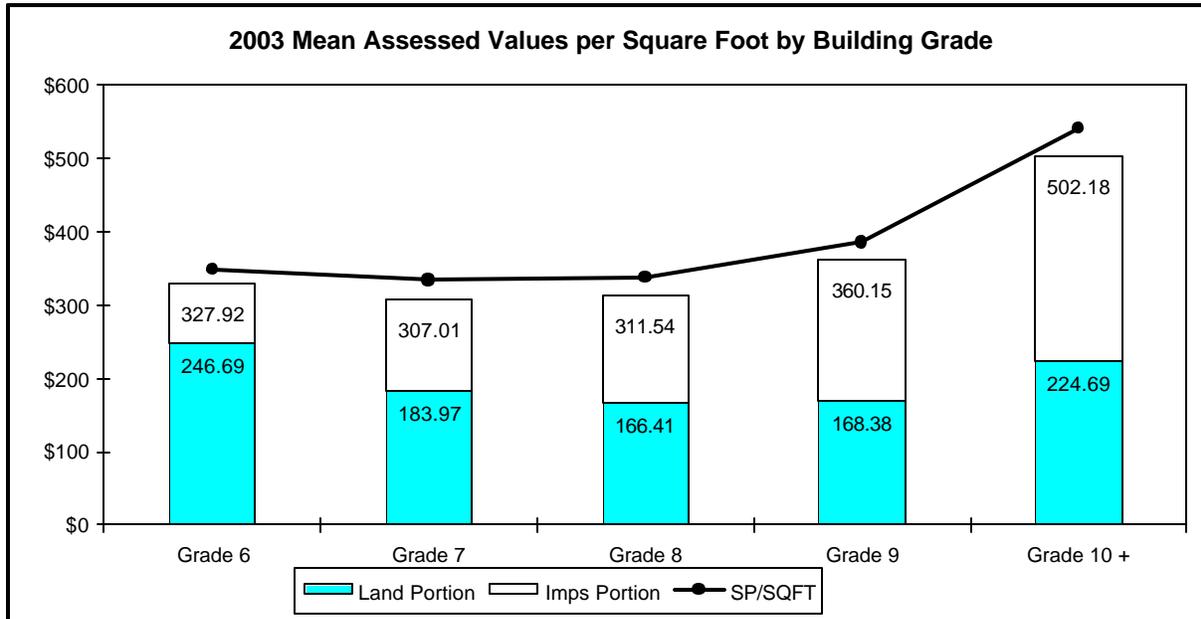
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovate as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the % change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2004\ Land\ Value = 2003\ Land\ Value \times 1.066\ with\ the\ result\ rounded\ down\ to\ the\ next\ \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 223 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Sub area 5 or having a fair Lake Washington view were assessed at a higher assessment ratio (Assessed Value / Sales Price) than other properties in the area and were adjusted upward less than other parcels.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (.9187728) + (0.04544425 \text{ if located in Sub area 5}) + (0.04342669 \text{ if a Fair Lake Washington View})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } \text{2004 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.066 - 2004 Land Value = New Improvement Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 10 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.84%

Sub Area 5	Yes
% Adjustment	-5.13%
Fair Lk	
Washington view	Yes
% Adjustment	-4.91%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a property located in Sub area 5 and having a fair Lake Washington view would receive *approximately* a 1.2% downward adjustment (8.84% - 5.13% - 4.91%). There are 121 in the population of 1 to 3 family parcels with 12 sales.

52% of the population of 1 to 3 family parcels are adjusted by the overall alone.

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .991

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	8	0.939	0.989	5.3%	0.883	1.094
7	66	0.923	0.969	4.9%	0.940	0.998
8	61	0.924	0.981	6.1%	0.953	1.008
9	62	0.935	1.002	7.2%	0.974	1.030
>=10	26	0.930	0.998	7.3%	0.943	1.053
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1931	40	0.890	0.962	8.1%	0.925	0.999
1931-1940	41	0.946	1.017	7.5%	0.977	1.056
1941-1950	69	0.941	0.993	5.6%	0.966	1.021
1951-1960	31	0.980	1.022	4.3%	0.986	1.058
1961-1990	32	0.927	0.986	6.4%	0.944	1.029
>1990	10	0.893	0.958	7.3%	0.866	1.051
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	138	0.936	0.997	6.6%	0.978	1.016
Good	61	0.923	0.980	6.2%	0.949	1.012
Very Good	24	0.921	0.988	7.3%	0.936	1.040
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	105	0.946	0.995	5.2%	0.973	1.017
1.5	48	0.923	0.991	7.3%	0.962	1.020
2	63	0.936	1.002	7.1%	0.971	1.034
2.5	6	0.839	0.913	8.8%	0.741	1.084
3	1	0.848	0.880	3.8%	0	0

Area 10 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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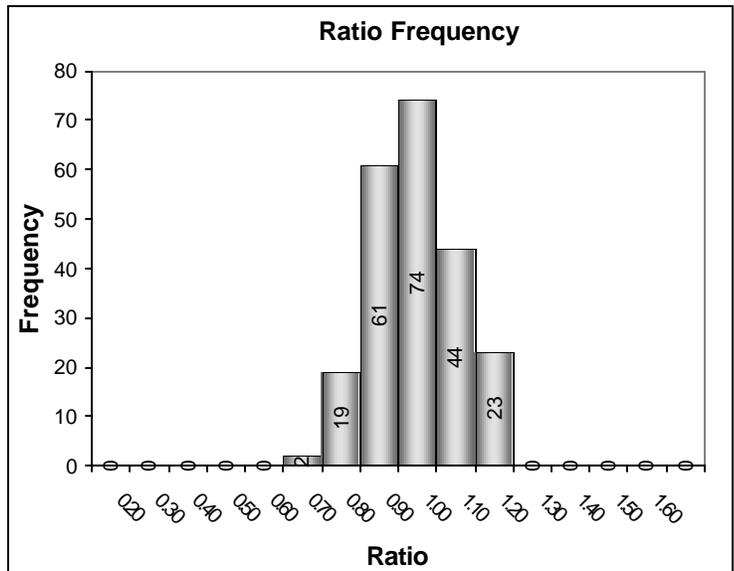
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
<801	11	0.884	0.932	5.4%	0.832	1.032
801-1000	20	0.932	0.980	5.1%	0.939	1.021
1001-1500	64	0.924	0.974	5.4%	0.945	1.003
1501-2000	56	0.932	0.995	6.7%	0.965	1.025
2001-2500	34	0.937	1.001	6.8%	0.957	1.045
2501-3000	24	0.934	0.997	6.8%	0.945	1.050
>3000	14	0.924	0.999	8.1%	0.940	1.057
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	160	0.927	0.991	7.0%	0.973	1.009
Yes	63	0.933	0.990	6.1%	0.961	1.020
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	215	0.937	0.998	6.4%	0.982	1.013
Yes	8	0.871	0.939	7.8%	0.848	1.030
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
5	85	0.963	0.990	2.9%	0.965	1.016
9	138	0.917	0.991	8.1%	0.972	1.010
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
3000-5000	87	0.919	0.984	7.1%	0.961	1.008
5001-8000	98	0.930	0.988	6.3%	0.965	1.012
>8000	38	0.939	1.000	6.5%	0.960	1.040
Lake Washington View	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
None	162	0.927	0.992	7.0%	0.974	1.010
Fair	31	0.978	1.002	2.4%	0.962	1.042
Average	15	0.918	0.999	8.8%	0.928	1.071
Good	6	0.917	0.990	7.9%	0.875	1.106
Excellent	9	0.893	0.961	7.7%	0.859	1.064

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2003	Date of Report: 4/7/2004	Sales Dates: 1/2002 - 12/2003
Area Laurelhurst Windermere / Area 10	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	223
<i>Mean Assessed Value</i>	630,700
<i>Mean Sales Price</i>	678,600
<i>Standard Deviation AV</i>	409,305
<i>Standard Deviation SP</i>	457,175
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.942
<i>Median Ratio</i>	0.934
<i>Weighted Mean Ratio</i>	0.929
UNIFORMITY	
<i>Lowest ratio</i>	0.680
<i>Highest ratio:</i>	1.192
<i>Coefficient of Dispersion</i>	9.77%
<i>Standard Deviation</i>	0.113
<i>Coefficient of Variation</i>	11.95%
<i>Price Related Differential (PRD)</i>	1.014
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.920
<i>Upper limit</i>	0.962
95% Confidence: Mean	
<i>Lower limit</i>	0.927
<i>Upper limit</i>	0.957
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	2313
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.113
Recommended minimum:	20
<i>Actual sample size:</i>	223
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	117
<i># ratios above mean:</i>	106
<i>z:</i>	0.737
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 10

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team 3	Lien Date: 01/01/2004	Date of Report: 4/1/2004	Sales Dates: 1/2002 - 12/2003
Area aurelhurst Windermere / Area 1	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	223
Mean Assessed Value	672,300
Mean Sales Price	678,600
Standard Deviation AV	444,741
Standard Deviation SP	457,175

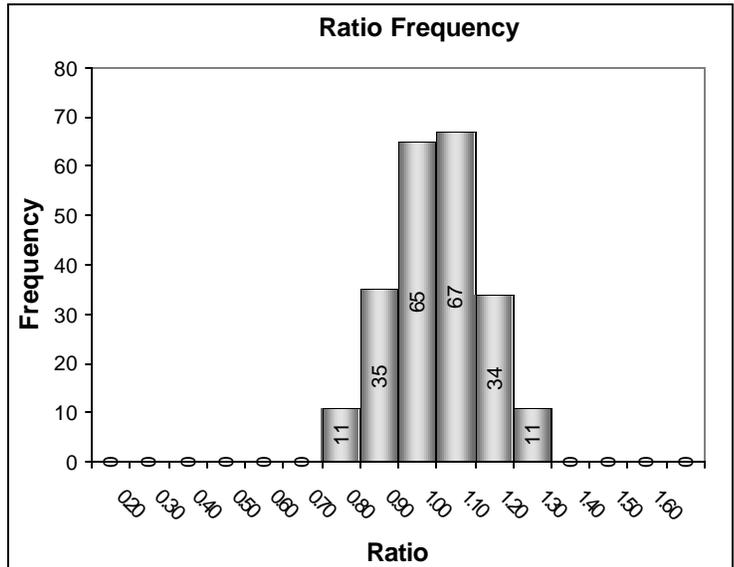
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.002
Weighted Mean Ratio	0.991

UNIFORMITY	
Lowest ratio	0.740
Highest ratio:	1.276
Coefficient of Dispersion	9.29%
Standard Deviation	0.116
Coefficient of Variation	11.61%
Price Related Differential (PRD)	1.008

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.975
<i>Upper limit</i>	1.010
95% Confidence: Mean	
<i>Lower limit</i>	0.984
<i>Upper limit</i>	1.014

SAMPLE SIZE EVALUATION	
N (population size)	2313
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.116
Recommended minimum:	21
Actual sample size:	223
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	111
<i># ratios above mean:</i>	112
<i>z:</i>	0.067
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 10

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

**Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	321320	0245	3/15/02	\$255,000	770	250	6	1937	4	4512	N	N	6008 57TH AV NE
005	321320	0075	6/26/02	\$208,000	770	0	6	1942	3	5029	N	N	5737 NE 62ND ST
005	422190	0170	5/6/03	\$330,000	820	0	6	1943	3	4600	N	N	5133 47TH AV NE
005	422190	0155	7/18/03	\$290,000	820	0	6	1943	3	5000	N	N	5117 47TH AV NE
005	102504	9181	2/20/03	\$325,000	880	0	6	1948	3	7124	N	N	5013 48TH AV NE
005	298580	0060	2/12/02	\$270,000	790	0	7	1943	3	6174	N	N	5840 57TH AV NE
005	298580	0160	11/18/02	\$295,000	790	0	7	1943	4	3680	N	N	5833 57TH AV NE
005	298580	0155	8/27/03	\$294,500	790	0	7	1943	3	5824	N	N	5623 NE 59TH ST
005	422190	0130	9/23/03	\$394,950	800	550	7	1943	5	5000	N	N	5106 46TH AV NE
005	422190	0095	6/23/03	\$270,000	800	0	7	1943	3	4600	N	N	5142 46TH AV NE
005	298580	0170	10/13/03	\$325,000	810	540	7	1943	3	6150	N	N	5823 57TH AV NE
005	112504	9105	6/17/03	\$364,950	820	300	7	1949	4	6527	N	N	6003 57TH AV NE
005	321320	0095	11/4/02	\$269,500	820	0	7	1948	3	5029	N	N	5721 NE 62ND ST
005	397790	0257	7/28/03	\$325,000	860	0	7	1950	3	5500	N	N	5135 NE 54TH ST
005	298580	0075	4/23/02	\$295,000	880	0	7	1943	3	6600	N	N	5826 57TH AV NE
005	240950	0315	11/11/03	\$296,500	890	0	7	1952	3	5243	N	N	6337 NE 61ST ST
005	321320	0250	5/21/03	\$372,000	910	250	7	1940	3	5029	N	N	5712 NE 60TH ST
005	568450	0040	7/24/02	\$370,000	940	0	7	1951	3	4515	N	N	6015 NE 61ST ST
005	568450	0030	5/6/03	\$347,500	940	120	7	1951	3	4620	N	N	6001 NE 61ST ST
005	071400	0095	12/19/02	\$317,500	960	240	7	1946	3	5460	N	N	5712 NE 57TH ST
005	298580	0135	12/17/02	\$255,950	990	0	7	1943	3	5085	N	N	5830 56TH AV NE
005	321320	0205	6/18/02	\$284,500	1010	0	7	1982	3	5029	N	N	5731 NE 61ST ST
005	422190	0090	9/19/02	\$295,000	1020	0	7	1943	3	4600	N	N	5143 46TH AV NE
005	240950	0325	8/16/02	\$355,000	1050	0	7	1952	3	5243	N	N	6333 NE 61ST ST
005	071400	0220	8/11/03	\$425,000	1090	510	7	1948	3	6820	N	N	5730 NE 56TH ST
005	321320	0235	4/16/02	\$355,000	1120	300	7	1947	4	5029	N	N	6016 57TH AV NE
005	397790	0275	6/16/03	\$352,500	1120	600	7	1947	3	7800	Y	N	5218 IVANHOE PL NE
005	071400	0325	11/7/03	\$437,000	1150	430	7	1947	5	8951	N	N	5707 NE 56TH ST
005	071400	0400	4/25/02	\$359,500	1160	390	7	1947	4	6050	N	N	5704 59TH AV NE
005	240950	0350	4/10/03	\$475,000	1190	640	7	1950	3	6206	N	N	6412 NE 60TH ST

**Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	298580	0100	7/18/03	\$308,500	1200	0	7	1943	4	6600	N	N	5802 57TH AV NE
005	298580	0015	5/20/03	\$280,450	1250	0	7	1943	3	6655	N	N	5610 NE 59TH ST
005	560600	0058	7/2/02	\$469,000	1280	0	7	1946	3	4950	N	N	5015 HAROLD PL NE
005	102504	9212	7/11/02	\$370,000	1280	0	7	1960	3	5225	N	N	5009 48TH AV NE
005	298580	0065	7/5/02	\$317,000	1300	0	7	1943	3	6600	N	N	5836 57TH AV NE
005	560600	0175	4/9/02	\$460,000	1320	260	7	1942	4	5000	Y	N	5040 NICKLAS PL NE
005	601250	0145	6/14/02	\$330,000	1330	0	7	1947	3	5300	N	N	5147 47TH AV NE
005	601250	0170	7/12/02	\$430,000	1340	120	7	1947	3	5400	N	N	5147 46TH AV NE
005	560600	0040	10/27/03	\$505,000	1420	0	7	1945	4	5000	N	N	5035 NICKLAS PL NE
005	422190	0185	10/21/03	\$478,000	1470	0	7	1943	5	6256	N	N	5142 47TH AV NE
005	422190	0250	9/11/03	\$412,500	1480	0	7	1943	5	6800	N	N	5123 48TH AV NE
005	422190	0025	11/20/02	\$349,000	1560	120	7	1943	3	5000	Y	N	5122 45TH AV NE
005	321320	0110	2/28/02	\$283,240	1650	0	7	1951	3	5077	N	N	5707 NE 62ND ST
005	422190	0135	6/2/03	\$382,000	1660	290	7	1943	5	5000	N	N	5102 46TH AV NE
005	321320	0210	7/29/03	\$472,500	1750	170	7	1938	4	5029	N	N	5725 NE 61ST ST
005	560600	0349	10/4/02	\$520,000	1880	900	7	1946	3	5000	Y	N	5075 IVANHOE PL NE
005	601250	0110	7/17/03	\$484,990	1890	0	7	1947	3	8040	N	N	4705 NE 54TH ST
005	321320	0195	12/19/02	\$440,000	1910	0	7	1990	3	5029	N	N	5741 NE 61ST ST
005	298580	0080	5/6/03	\$425,000	2050	0	7	1943	4	6600	N	N	5820 57TH AV NE
005	102504	9175	11/6/03	\$549,000	2420	0	7	1948	4	6850	N	N	5033 48TH AV NE
005	863110	0075	2/19/03	\$415,000	1020	470	8	1940	3	5000	N	N	5007 47TH AV NE
005	863110	0065	12/16/03	\$448,000	1040	190	8	1940	3	5000	N	N	5017 47TH AV NE
005	863110	0035	5/22/02	\$378,000	1060	480	8	1940	3	5000	N	N	5006 46TH AV NE
005	568450	0021	8/28/03	\$363,500	1070	240	8	1951	4	4601	Y	N	6022 NE 61ST ST
005	560600	0335	7/10/03	\$466,000	1170	1100	8	1952	3	5000	Y	N	5050 HAROLD PL NE
005	863110	0080	10/28/02	\$373,000	1250	230	8	1940	3	5000	N	N	5003 47TH AV NE
005	947120	1110	1/28/03	\$550,000	1270	1100	8	1949	4	8400	N	N	5755 60TH AV NE
005	240950	0505	7/7/03	\$345,500	1300	340	8	1963	3	5350	N	N	6043 NE 61ST ST
005	601250	0100	4/22/02	\$438,000	1450	450	8	1948	3	6334	Y	N	5150 48TH AV NE
005	947120	1100	7/10/02	\$575,000	1460	470	8	1951	4	8400	Y	N	5769 60TH AV NE
005	947120	1000	11/11/03	\$525,000	1590	0	8	1951	4	9570	N	N	5400 NE WINDERMERE RD

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Area 10
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	560600	0465	7/21/03	\$635,000	1750	820	8	1952	4	5300	Y	N	5048 IVANHOE PL NE
005	422190	0260	9/11/03	\$497,000	1810	0	8	1993	3	6256	N	N	5133 48TH AV NE
005	112504	9114	12/13/02	\$422,500	1860	360	8	1953	4	6000	N	N	5618 NE 60TH ST
005	226300	0010	1/23/03	\$522,500	1950	980	8	1966	3	12648	N	N	6116 65TH AV NE
005	397790	0260	10/28/03	\$625,000	1980	1220	8	1955	4	10650	N	N	5127 NE 54TH ST
005	863110	0010	8/23/02	\$592,500	2030	680	8	1941	5	5100	N	N	5034 46TH AV NE
005	112504	9148	3/13/02	\$445,000	2240	1300	8	1962	3	10938	N	N	6016 SAND POINT WY NE
005	321320	0257	4/19/02	\$542,000	2290	0	8	1995	3	4014	N	N	5720 NE 60TH ST
005	112504	9199	7/15/03	\$450,000	2360	220	8	1990	3	5388	N	N	5759 NE 62ND ST
005	568450	0036	5/27/03	\$399,950	2380	0	8	1951	4	4515	Y	N	6009 NE 61ST ST
005	397790	0157	8/9/02	\$500,000	2400	0	8	1948	5	12150	N	N	5148 NE 54TH ST
005	240950	0395	9/18/03	\$499,000	1500	720	9	1979	3	4708	Y	N	6336 NE 60TH ST
005	947120	0855	12/22/03	\$656,500	1880	870	9	1966	3	10216	N	N	6500 NE WINDERMERE RD
005	112504	9188	10/9/02	\$645,000	2000	350	9	1976	3	11000	N	N	6633 NE WINDERMERE RD
005	947120	0950	7/3/03	\$740,000	2010	1630	9	1951	3	13600	N	N	5421 NE WINDERMERE RD
005	112504	9130	3/24/03	\$720,000	2440	1200	9	1960	4	8393	Y	N	6610 NE 60TH ST
005	071400	0210	9/16/03	\$673,650	2530	480	9	2000	3	6820	N	N	5716 NE 56TH ST
005	947120	1005	4/4/02	\$749,000	2620	1100	9	1950	5	11625	N	N	5711 CONISTON RD NE
005	947120	1010	4/23/03	\$825,000	2860	1100	9	1986	4	20403	N	N	5719 CONISTON RD NE
005	112504	9147	12/5/03	\$1,900,000	1490	1280	10	1967	4	12895	Y	Y	6669 G NE WINDERMERE RD
005	102504	9238	6/18/02	\$795,000	2710	1140	10	1985	3	8217	N	N	5021 46TH AV NE
005	112504	9126	4/17/02	\$2,000,000	2930	1610	10	1965	5	6835	Y	Y	6666 NE 60TH ST
005	112504	9137	11/12/02	\$1,310,000	2930	0	10	1957	4	24366	Y	N	6555 NE WINDERMERE RD
005	947120	0215	7/31/02	\$1,000,000	3240	690	10	1954	4	14000	Y	N	5737 64TH AV NE
009	536420	0535	10/1/02	\$279,000	740	0	6	1944	3	5200	N	N	4716 48TH AV NE
009	982270	0080	11/10/03	\$260,000	820	0	6	1905	3	3998	N	N	3608 NE 44TH ST
009	982270	0257	12/16/03	\$330,000	910	0	6	1909	3	5000	N	N	4311 36TH AV NE
009	536420	0699	7/17/03	\$409,500	720	0	7	1943	3	5400	N	N	4511 49TH AV NE
009	536420	0695	6/25/03	\$350,000	720	0	7	1943	3	5000	N	N	4517 49TH AV NE
009	536420	0655	4/8/02	\$405,000	780	420	7	1943	3	5145	N	N	4552 48TH AV NE
009	536420	0540	2/19/03	\$285,500	910	0	7	1944	3	5200	N	N	4722 48TH AV NE

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Area 10
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	536420	0105	5/10/02	\$362,000	960	0	7	1934	4	5000	N	N	4517 46TH AV NE
009	761370	0070	5/30/02	\$345,000	970	0	7	1945	4	4500	N	N	4843 NE 45TH ST
009	536420	0661	5/16/03	\$392,000	1010	960	7	1952	3	4500	N	N	4553 49TH AV NE
009	536420	0481	5/7/03	\$305,000	1010	0	7	1960	3	4958	N	N	4717 NE 50TH ST
009	421740	0590	6/24/02	\$429,000	1090	300	7	1947	3	5040	N	N	4205 NE 45TH ST
009	421940	0405	9/24/03	\$640,000	1190	510	7	1938	4	4200	Y	N	3856 46TH AV NE
009	614460	0005	3/13/03	\$325,000	1210	120	7	1939	3	4905	N	N	4003 NE 45TH ST
009	536420	0490	11/13/02	\$369,000	1260	0	7	1943	3	7350	N	N	4743 48TH AV NE
009	536420	0141	12/1/03	\$447,500	1290	480	7	1942	4	5000	N	N	4732 45TH AV NE
009	536420	0360	10/2/02	\$475,000	1340	1340	7	1998	3	7657	N	N	4526 47TH AV NE
009	536420	0495	4/16/03	\$435,000	1350	0	7	1943	4	7350	N	N	4747 48TH AV NE
009	982270	0135	9/20/03	\$412,500	1360	290	7	1941	3	5000	N	N	4316 37TH AV NE
009	536420	0010	6/24/03	\$469,000	1370	460	7	1987	3	5000	N	N	4512 45TH AV NE
009	536420	0570	10/8/03	\$449,000	1380	300	7	1959	3	4900	N	N	4755 49TH AV NE
009	536420	0570	5/23/02	\$409,000	1380	300	7	1959	3	4900	N	N	4755 49TH AV NE
009	421740	0815	11/18/02	\$639,950	1730	400	7	1961	3	4800	N	N	3811 42ND AV NE
009	982270	0235	2/15/02	\$503,000	1880	0	7	1990	3	5000	N	N	3612 NE 43RD ST
009	661300	0080	10/29/03	\$459,000	980	410	8	1940	4	4500	N	N	4218 50TH AV NE
009	536420	0391	8/14/03	\$431,400	1040	500	8	1946	3	4959	N	N	4717 NE 47TH ST
009	536420	0392	1/23/02	\$365,000	1040	280	8	1946	3	4774	N	N	4553 48TH AV NE
009	536420	0514	4/21/03	\$425,000	1080	190	8	1947	3	7350	N	N	4717 48TH AV NE
009	421840	0450	5/17/02	\$553,000	1090	360	8	1938	3	4000	Y	N	4537 52ND AV NE
009	421840	0450	12/23/02	\$544,000	1090	360	8	1938	3	4000	Y	N	4537 52ND AV NE
009	536420	0300	6/10/03	\$470,500	1130	290	8	1940	3	5000	N	N	4731 47TH AV NE
009	072300	0300	2/22/02	\$380,000	1280	360	8	1940	3	4946	N	N	4020 41ST AV NE
009	982270	0205	3/6/03	\$430,000	1290	660	8	1941	3	5000	N	N	4317 37TH AV NE
009	536420	0615	4/19/02	\$405,000	1360	200	8	1941	4	4680	N	N	4808 NE 45TH ST
009	536420	0630	7/29/03	\$425,000	1370	680	8	1941	3	5179	N	N	4812 NE 45TH ST
009	661300	0420	4/8/02	\$700,000	1400	1200	8	1951	5	6050	Y	N	5209 NE 43RD ST
009	421740	0475	7/11/03	\$502,000	1440	500	8	1947	5	6000	N	N	4206 NE 41ST ST
009	421940	0615	1/24/02	\$565,000	1450	600	8	1946	3	6200	N	N	3907 48TH AV NE

**Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	421740	0965	9/27/02	\$505,000	1460	590	8	1926	4	4800	N	N	3822 42ND AV NE
009	536420	0705	8/5/03	\$455,000	1470	450	8	1941	3	4590	N	N	4818 NE 45TH ST
009	761370	1075	5/20/02	\$575,000	1500	300	8	1927	4	4000	N	N	4833 NE 41ST ST
009	761370	0246	6/5/03	\$560,000	1500	1280	8	1939	3	6120	N	N	4317 50TH AV NE
009	661300	0380	1/13/03	\$639,000	1530	420	8	1940	5	5000	N	N	5103 NE 44TH ST
009	421740	0660	8/14/03	\$535,000	1580	150	8	1928	3	4800	N	N	4151 42ND AV NE
009	758270	0110	2/22/02	\$352,500	1620	0	8	1957	3	6120	N	N	4737 45TH AV NE
009	421740	0580	10/8/02	\$555,000	1650	260	8	1927	4	4800	N	N	4186 42ND AV NE
009	421740	0705	7/9/02	\$459,000	1690	90	8	1928	3	4800	N	N	4115 42ND AV NE
009	982270	0075	1/28/03	\$350,000	1710	0	8	1927	3	5000	N	N	3616 NE 44TH ST
009	661300	0060	8/13/03	\$651,250	1730	360	8	1939	3	5000	N	N	4200 50TH AV NE
009	421740	0750	5/1/02	\$535,150	1740	0	8	1926	4	4800	N	N	3863 42ND AV NE
009	761370	1175	5/17/02	\$729,000	1780	480	8	1927	3	6000	Y	N	4824 NE 40TH ST
009	421740	0340	4/11/02	\$524,950	1830	850	8	1931	3	4000	N	N	4322 NE 41ST ST
009	761370	0110	12/2/03	\$668,000	1910	300	8	1946	3	8500	N	N	4844 NE 44TH ST
009	661300	0075	8/27/02	\$577,000	1910	400	8	1939	4	5000	N	N	4214 50TH AV NE
009	421740	0415	9/19/03	\$955,500	1940	570	8	1926	4	6000	Y	N	4305 43RD AV NE
009	072300	0365	8/25/03	\$640,000	1970	350	8	1940	3	5000	N	N	3802 41ST AV NE
009	421740	1385	5/16/03	\$980,000	1990	700	8	2001	3	9872	Y	N	3504 W LAURELHURST DR NE
009	421740	1130	6/5/03	\$848,000	2040	1040	8	2002	3	4000	N	N	3819 44TH AV NE
009	421740	0315	11/20/02	\$602,000	2060	610	8	1928	3	6000	N	N	4112 43RD AV NE
009	761370	0995	8/14/03	\$669,000	2370	400	8	1938	3	6000	Y	N	4600 NE 40TH ST
009	039450	0035	11/30/02	\$600,000	2380	1500	8	1967	3	7875	N	N	5021 SAND POINT PL NE
009	039450	0075	8/24/02	\$597,000	2520	1900	8	1963	3	7350	N	N	5022 SAND POINT PL NE
009	421740	1155	10/14/03	\$887,500	2610	0	8	1936	4	6000	N	N	3808 43RD AV NE
009	661300	0210	6/30/03	\$670,000	1400	1200	9	1963	3	5000	Y	N	4421 51ST AV NE
009	072300	0211	11/24/03	\$570,000	1400	560	9	1952	3	4550	Y	N	3908 NE 38TH ST
009	421740	1030	3/13/03	\$551,000	1560	950	9	1957	3	6000	Y	N	4201 NE 41ST ST
009	421740	0260	6/21/03	\$540,000	1600	610	9	1928	3	4000	N	N	4330 NE 42ND ST
009	421740	0535	3/1/03	\$645,000	1610	0	9	1929	4	4800	N	N	4152 42ND AV NE
009	982270	0380	7/22/03	\$565,000	1620	910	9	1973	3	5000	N	N	3717 NE 43RD ST

**Improved Sales Used in this Annual Update Analysis
Area 10
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	421740	1485	5/15/03	\$850,000	1630	600	9	1926	4	6530	Y	N	3662 42ND AV NE
009	421940	0270	8/21/02	\$700,000	1650	870	9	1928	4	6000	Y	N	3537 46TH AV NE
009	421740	0355	5/22/02	\$500,000	1660	180	9	1937	3	4000	N	N	4406 NE 41ST ST
009	761370	1065	5/2/02	\$615,000	1680	190	9	1928	3	5000	N	N	4829 NE 41ST ST
009	421740	1245	4/9/03	\$723,800	1690	1220	9	1940	4	6000	N	N	4011 45TH AV NE
009	421840	0270	9/12/03	\$849,000	1700	700	9	1940	4	6530	Y	N	4530 W LAUREL DR NE
009	421940	1175	5/13/02	\$887,400	1730	280	9	1928	3	7800	Y	N	3904 48TH PL NE
009	421740	0100	11/12/03	\$709,000	1750	600	9	1930	4	4000	N	N	4335 NE 44TH ST
009	661300	0160	4/1/02	\$591,000	1780	860	9	1951	3	7000	N	N	4410 50TH AV NE
009	421740	0425	5/21/02	\$714,000	1800	100	9	1928	4	6000	Y	N	4221 43RD AV NE
009	761370	0745	8/5/03	\$690,000	1810	770	9	1941	4	6000	N	N	4846 NE 41ST ST
009	421740	0060	5/6/03	\$538,500	1830	480	9	1931	3	4000	N	N	4316 NE 44TH ST
009	421740	0295	6/11/02	\$560,000	1860	0	9	1930	3	4000	N	N	4323 NE 42ND ST
009	421940	0280	5/29/03	\$805,000	1880	400	9	1926	4	4680	Y	N	3545 46TH AV NE
009	421740	0455	3/20/03	\$695,000	1920	140	9	1930	3	6000	Y	N	4117 43RD AV NE
009	421940	0835	11/12/03	\$835,500	1930	0	9	1926	4	5000	N	N	3612 47TH AV NE
009	072300	0160	7/12/02	\$656,000	1950	0	9	1985	3	5970	N	N	3933 NE BELVOIR PL
009	421740	0870	6/14/02	\$837,000	2030	240	9	1931	3	6000	Y	N	3865 43RD AV NE
009	421740	0230	5/20/02	\$760,000	2050	500	9	1929	3	6000	N	N	4208 43RD AV NE
009	421740	1515	4/29/02	\$908,000	2050	900	9	1926	5	6360	N	N	3634 42ND AV NE
009	661300	0015	9/4/03	\$867,800	2070	0	9	1925	4	4649	N	N	5024 NE 41ST ST
009	421840	0155	10/21/02	\$1,170,000	2070	1180	9	1936	3	7114	Y	N	4550 W LAUREL DR NE
009	661300	0015	11/14/02	\$817,500	2070	0	9	1925	4	4649	N	N	5024 NE 41ST ST
009	421940	0530	9/27/02	\$717,000	2070	60	9	1925	3	5000	Y	N	3911 47TH AV NE
009	421940	0805	5/8/02	\$733,500	2190	510	9	1925	3	6000	N	N	3837 48TH AV NE
009	421740	0250	4/24/02	\$610,000	2200	0	9	1928	3	4000	N	N	4324 NE 42ND ST
009	761370	0870	2/10/02	\$740,000	2320	180	9	1936	4	7000	N	N	4525 NE 41ST ST
009	661300	0360	12/11/03	\$775,000	2350	500	9	1930	5	5000	N	N	4220 51ST AV NE
009	982270	0350	6/12/03	\$987,500	2360	1000	9	1992	3	5000	N	N	3606 NE 42ND ST
009	421740	1230	9/17/03	\$819,000	2380	800	9	1951	3	6000	N	N	3880 43RD AV NE
009	421740	0430	8/23/02	\$867,000	2380	600	9	1939	5	6000	Y	N	4217 43RD AV NE

**Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	421740	1590	7/2/03	\$2,500,000	2400	630	9	1922	5	16176	Y	Y	3635 42ND AV NE
009	421740	1680	12/9/02	\$950,000	2490	700	9	1930	3	12403	N	N	3323 43RD AV NE
009	661300	0790	8/19/02	\$1,368,000	2510	380	9	1916	4	6000	Y	N	4214 NE 43RD ST
009	761370	0575	7/23/02	\$830,000	2540	600	9	1952	4	7500	N	N	4820 NE 42ND ST
009	421740	1290	4/10/03	\$925,000	2560	990	9	1996	3	6000	N	N	3853 45TH AV NE
009	421940	1125	8/5/02	\$910,000	2560	270	9	1950	4	5000	Y	N	3661 50TH AV NE
009	421840	0030	4/24/03	\$849,000	2570	600	9	1959	4	4102	Y	N	4545 55TH AV NE
009	421940	0950	7/15/03	\$875,000	2600	300	9	1926	4	5750	Y	N	3832 48TH AV NE
009	421740	2310	7/3/03	\$865,000	2650	0	9	1978	3	7150	Y	N	3040 W LAURELHURST DR NE
009	661300	1155	10/8/03	\$1,950,000	2690	1130	9	1986	3	12090	Y	Y	4202 55TH AV NE
009	661300	0325	10/16/03	\$885,000	2750	0	9	1900	4	5450	N	N	5120 NE 42ND ST
009	761370	0435	2/14/02	\$895,000	2850	140	9	1931	3	8000	Y	N	4220 48TH AV NE
009	072300	0430	6/23/03	\$1,250,000	2860	290	9	1937	5	8209	N	N	3916 SURBER DR NE
009	661300	0250	6/12/02	\$925,000	3010	200	9	1940	5	5000	N	N	4416 51ST AV NE
009	661300	0555	10/9/02	\$1,306,965	3230	1140	9	1947	5	6510	Y	N	4303 54TH AV NE
009	761370	0970	3/7/03	\$950,000	3400	520	9	1931	3	10000	Y	N	4614 NE 40TH ST
009	039450	0186	3/25/03	\$759,000	4880	0	9	1963	3	7597	N	N	5014 44TH AV NE
009	421740	2290	10/23/03	\$1,300,000	1780	210	10	1926	5	11138	Y	N	3004 W LAURELHURST DR NE
009	421740	0410	8/26/03	\$860,000	1930	360	10	1931	3	6000	Y	N	4311 43RD AV NE
009	421740	2020	5/17/02	\$1,950,000	2320	0	10	1935	4	11374	Y	Y	3324 E LAURELHURST DR NE
009	421740	1905	7/23/02	\$784,000	2430	400	10	1938	4	6600	N	N	3386 46TH AV NE
009	661300	0701	5/19/03	\$1,150,000	2470	770	10	1979	3	5950	Y	N	4201 55TH AV NE
009	661300	1241	7/2/03	\$995,000	2510	600	10	1931	4	4781	Y	N	4105 55TH AV NE
009	661300	0740	8/30/02	\$1,357,000	2750	520	10	1938	5	5000	Y	N	4311 55TH AV NE
009	072300	0226	11/24/03	\$893,995	2780	0	10	1974	3	4815	Y	N	3905 NE BELVOIR PL
009	072300	0114	9/24/03	\$835,000	2820	370	10	1971	3	8510	N	N	3930 NE BELVOIR PL
009	421740	1220	12/8/03	\$845,000	3120	0	10	1973	3	6000	N	N	3872 43RD AV NE
009	421740	2164	9/9/03	\$1,574,000	3240	540	10	1999	3	7790	N	N	3151 E LAURELHURST DR NE
009	421740	1670	1/10/03	\$2,200,000	4120	650	10	1930	5	16005	N	N	3333 43RD AV NE
009	421740	1995	4/2/02	\$1,090,000	1670	1190	11	1960	3	8820	Y	N	3402 E LAURELHURST DR NE
009	421740	1341	1/18/02	\$1,155,258	2410	1370	11	1987	3	11989	Y	N	3600 W LAURELHURST DR NE

**Improved Sales Used in this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	411460	0160	9/18/02	\$2,500,000	3000	1150	11	1946	4	15398	Y	Y	3335 43RD AV NE
009	421940	0305	7/17/02	\$870,000	3030	0	11	1964	3	6600	Y	N	3522 46TH AV NE
009	421940	1276	1/30/02	\$2,000,000	3290	1070	11	1991	3	10373	Y	N	3652 50TH AV NE
009	421490	0135	10/15/02	\$2,400,000	3590	290	11	1939	5	11172	Y	Y	5169 NE LAURELCREST LN
009	421740	1615	12/26/02	\$2,600,000	3880	1500	11	1909	5	19020	N	N	4315 NE 33RD ST
009	920700	0050	5/23/02	\$3,000,000	3610	0	12	1967	3	9840	Y	Y	3001 WEBSTER POINT RD NE
009	421940	1300	12/23/02	\$1,975,000	4630	410	12	1990	3	11451	Y	N	3638 50TH AV NE

**Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	071400	0010	4/15/02	\$489,000	Diagnostic Outlier
005	112504	9068	1/7/03	\$924,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	112504	9172	4/24/02	\$15,000	DOR Ratio
005	240950	0340	2/25/02	\$350,000	Diagnostic Outlier
005	298580	0055	12/2/03	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	298580	0100	8/21/02	\$221,380	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	321320	0080	8/2/02	\$439,500	Diagnostic Outlier
005	321320	0120	8/14/03	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR, DORRatio
005	397790	0300	7/10/02	\$480,000	Obsol
005	422190	0290	9/23/03	\$358,000	Unfinished Area
005	560600	0233	5/21/02	\$407,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	568450	0041	5/21/03	\$311,823	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	947120	0470	9/23/03	\$1,710,000	Diagnostic Outlier
005	947120	1085	10/14/03	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	947120	1160	1/7/03	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	947220	0065	8/21/02	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	947220	0075	3/8/02	\$681,000	DOR Ratio
009	039450	0176	11/30/02	\$640,000	PARTIAL INTEREST (103, 102, Etc.)
009	072300	0430	6/23/03	\$1,250,000	RELOCATION - SALE TO SERVICE
009	421740	0055	8/13/02	\$4,314	RELATED PARTY, FRIEND, OR NEIGHBOR
009	421740	0360	9/25/02	\$350,000	Diagnostic Outlier
009	421740	0815	11/18/02	\$639,950	RELOCATION - SALE BY SERVICE
009	421740	0870	6/14/02	\$837,000	RELOCATION - SALE TO SERVICE
009	421740	0980	9/17/02	\$300,000	%NetCond, PrevImp<=10K
009	421740	0980	7/24/03	\$369,000	%NetCond, PrevImp<=10K
009	421740	0995	7/7/03	\$411,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	421740	1025	10/27/03	\$186,046	PARTIAL INTEREST (103, 102, Etc.)
009	421740	1055	10/8/03	\$580,000	Limited Representation
009	421740	1496	5/22/02	\$725,000	QUESTIONABLE PER APPRAISAL
009	421740	1515	9/18/03	\$1,275,000	MULTI-PARCEL SALE
009	421740	2020	5/17/02	\$1,950,000	RELOCATION - SALE TO SERVICE
009	421940	0135	7/25/03	\$367,000	TEAR DOWN
009	421940	0400	12/2/03	\$495,670	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	421940	0830	6/10/03	\$589,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	421940	1075	4/8/02	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	421940	1095	5/7/03	\$610,000	Diagnostic Outlier
009	421940	1140	1/9/03	\$900,000	NO MARKET EXPOSURE
009	421940	1210	2/12/02	\$485,000	DOR Ratio
009	536420	0035	4/16/02	\$350,000	DOR Ratio
009	536420	0280	8/27/02	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	536420	0295	3/21/03	\$367,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	536420	0435	12/17/02	\$657,499	QUESTIONABLE PER SALES IDENTIFICATION
009	536420	0545	9/9/03	\$595,000	ActivePermitBeforeSale>25K
009	661300	0090	5/1/03	\$652,500	Obsol

**Improved Sales Removed from this Annual Update Analysis
Area 10
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	661300	0160	3/12/02	\$209,000	PARTIAL INTEREST (103, 102, Etc.)
009	661300	0385	8/11/03	\$830,000	Obsol
009	758270	0015	3/12/02	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
009	761370	0505	1/23/02	\$421,000	Unfinished Area
009	761370	0940	8/7/03	\$370,000	NO MARKET EXPOSURE
009	982270	0080	2/11/02	\$375,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
009	982270	0290	6/27/02	\$399,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	982270	0435	9/18/03	\$540,000	SEGREGATION AND/OR MERGER



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr